

CARMEL VALLEY COMMUNITY PLANNING BOARD

MEETING MINUTES

7 p.m., 28 October 2010

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1		X	
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. VACANT	Neighborhood 6		X	
6. Dave McIntyre	Neighborhood 7		X	
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12		X	
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative	X		

APPROVAL OF MINUTES—23 SEPTEMBER 2010

Manjeet Ranu motioned to approve the minutes with suggested revisions, seconded by Victor Manoushakian and unanimously approved with Chair White, Jill McCarty, Scott Tillson, Christian Clews and Allen Kashani abstaining (12-0).

CONSENT AGENDA

No items.

PUBLIC COMMUNICATION

Karen Cody asked if anybody knows why only her street is getting new ADA ramps in Carmel Valley. Mel Millstein explained that reason is her street is getting an overlay, and overlay projects are including ADA upgrades.

ANNOUNCEMENTS

Captain Rosario answered questions from the public and provided a 619-531-2000 community contact number for non-emergencies.

Chris Mohr announced himself as a potential candidate for the Neighborhood 6 seat.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

No report/no representative present.

COUNCIL DISTRICT ONE REPORT

Mel Millstein provided a report.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu provided a report.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

1. Carmel Valley Residence Inn: Presentation of proposed amendment to existing Coastal and Site Development permits to allow an increase of one unit and addition of elevation roof housing.

- Applicant – Roy Johnson, Architect

Roy Johnson presented explaining they are applying for an extension of time then proposing an amendment to existing Coastal and Site Development permits to allow an increase of one unit and addition of elevation roof housing.

INFORMATION AGENDA(CONT.)

2. San Diego Corporate Center Mixed-Use: Presentation update of proposed mixed-use project at El Camino Real and Del Mar Heights Road and the Precise Plan and Community Plan Amendment elements.

- Applicant – Kilroy Realty, Robert Little

Robert Little presented and explained they have been addressing comments from a public scoping meeting in June. They have reduced density, bulk and scale of buildings and structures; and qualified for pre-requisite under LEED. 30,000 square feet less retail is proposed since the last update (approximately 270,000 SF now proposed). The current proposal is for 600 residential units, 150 hotel rooms, 515,000 SF office space and 275,000 SF retail. Victor Manoushakian asked about a pedestrian connection to Del Mar Highlands and the applicant explained they are interested in the idea. Manjeet Ranu and Anne Harvey asked that a grade-separated crossing be considered. Rodney Hunt explained that he is concerned with the 5-level parking structure proposed. Ken Farinsky from the public explained that the project appears too dense and he would like to see comparisons to adjacent development. Ken also explained he feels the proposed project is not consistent with the community character.

ANNOUNCEMENTS (taken out of order)

Elizabeth Schreiber provided an update on the Del Mar Highlands Shopping Center renovations. 65 parking spaces have already been added with more to follow. The first phase is to be complete by November 15; then in January they will begin work in the amphitheater.

ACTION AGENDA

1. Interstate 5 Expansion DEIR/DEIS: Consider the proposed widening of the I-5 North Coast Corridor Project from La Jolla to Oceanside. Consider supporting Torrey Pines CPB's comments to the DEIR/DEIS and submit letter addressing CVCPB's issues.

- Applicant – CVCPB

After discussion, Scott Tillson motioned to endorse and support the TPCPB letter and authorize the chair to draft and submit the letter. David Bartick seconded the motion followed by unanimous approval (13-0).

2. The Gables Carmel Valley: Consider the revised Land Use Plan Amendments and Project Permit changes to the Project.

- Applicant – Michael Yanicelli, Gables Residential; Jeff Barfield, RBF Consulting

Michael Yanicelli summarized the project and explained changes including more roof breaking, more façade articulation and movement, landscape buffers added to the podium deck and larger towers. Scott Tillson acknowledged the board's prior approvals recognizing the need for the changes and motioned to accept the proposed architectural and site plan changes, seconded by Christian Clews and unanimously approved (13-0).

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None noted
MAD	McIntyre	A new person is taking the place of Joe Henderson at the City.	Tuesday, Nov 2 4:30PM
MAD N 10	Copic	None	Tuesday, Nov 2 6PM
MAD PHR	Ranu	Manjeet Ranu explained there may be a need to replace backflow devices to accept 'purple pipe'.	None noted
Bylaws/Elections/Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	Mile markers are installed at 1/4 mile intervals.	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	Scott Tillson and Manjeet Ranu explained recent endorsements to prop C	None noted
CPC	Ranu	None	None noted
Signage	John Dean	None	None

CHAIR'S REPORT

None

OLD/ONGOING BUSINESS

None.

PUBLIC COMMENT (taken out of order)

A boy named Colton explained that his friend was injured with a broken arm when the lights at the skate park abruptly shut off. Mel Millstein will investigate.

NEXT MEETING

Friday, 19 November 2010, 7 p.m., Carmel Valley Library

ADJOURNMENT

The board adjourned at approximately 10:30PM.

ACTION ITEMS

- Mell Millstein to investigate skate park lights issue.